



# Project No. 2024-446: Statewide: Diversion and Recovery Program Pre-Design

Department of Social & Health Services

KMB architects

November 28th, 2023

**KMB**  
architects



Tim Byrne, Project Manager  
Washington Department of Social & Health Services  
20311 Old Hwy 9 SW  
Centralia, WA 98531

**RE: Project No. 2024-446: Statewide: Diversion and Recovery Program Pre-Design at undetermined locations within the State of Washington**

Dear Mr. Byrne and Selection Committee Members;

KMB architects is pleased to present our qualifications for Project No. 2024-446: Statewide: Diversion and Recovery Program Pre-Design at undetermined locations within the State of Washington for the Department of Social & Health Services (DSHS). Since our firm's founding more than thirty-five years ago, the predesign, planning, design, and construction administration for DSHS facilities has been a core component of our practice. Our team has successfully delivered numerous siting and predesign projects for DSHS and other agencies across the state, including the Secure Community Transition Facilities for the Special Commitment Center in King and Snohomish Counties, a Master Plan for McNeil Island, and a state-wide study for Less Restrictive Alternatives, as well as recent design efforts at Olympic Heritage Behavioral Health Hospital, Western State Hospital, and the Child Study and Treatment Center.

KMB's knowledge of DSHS policies and procedures, project delivery, and design practices specific to behavioral health care as well as our understanding of local regulatory and permitting requirements across the state make our team uniquely qualified to provide the requested services. Thank you for your consideration of our qualifications. We have been honored to serve DSHS in the past and look forward to partnering with you again on the project. We look forward to the opportunity to share our passion, expertise, and project approach in greater detail with you. Please do not hesitate to contact me should you have any questions.

Sincerely;

A handwritten signature in blue ink that reads 'Tony Lindgren'.

Tony Lindgren, PE  
KMB architects | Principal-in-Charge  
TonyLindgren@kmb-architects.com | 360.352.8883

**Olympia Address:**

906 Columbia St.SW  
Suite 400  
Olympia, WA 98501

**Seattle Address:**

811 First Ave.  
Suite 220  
Seattle, WA 98104



**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**

*1500 Jefferson St. SE, Olympia, WA 98501  
 PO Box 41476, Olympia, WA 98504-1476*

**Designated Point of Contact for Statement of Qualifications**  
 For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order  
 Contracting (JOC) Selections

Firm Name: <b>KMB architects, inc. p.s.</b>		
Point of Contact Name & Title: <b>Tony Lindgren, PE, Partner</b>		
Email: <b>TonyLindgren@kmb-architects.com</b>	Telephone: <b>360-352-8883</b>	
Address: <b>906 Columbia St. Ste. 400</b>		
City: <b>Olympia</b>	State: <b>WA</b>	Zip: <b>98501</b>



# EXECUTIVE SUMMARY

Since KMB's founding over 35 years ago, the majority of our work has been for State agencies including the Washington State Department of Social and Health Services, Department of Corrections, Department of Ecology, Department of Enterprise Services, Department of Labor and Industry, and Department of Children, Youth, and Families. Our projects have included predesign and programming, on-call contracts, master planning, design, and construction administration, with a focus on predesign within secure facilities.

As you review our submittal, please consider the following KMB strengths:

## **PREDESIGN UNDERSTANDING**

The intent of this project is to produce a modified predesign report as the initial step to secure funding for the required project scope. KMB has a proven record of success with the State of Washington Office of Financial Management (OFM) predesign projects, and our internal planning and design processes have been developed to provide the highest level of quality and service to our clients. KMB's Bill Ecker has broad experience and in-depth knowledge of OFM predesign requirements and has recently delivered several significant predesign reports for state agencies that have successfully received necessary funding and moved forward with design and construction.

## **SITE PLANNING EXPERIENCE**

KMB have completed several statewide initiatives for DSHS and DOC which involved site identification, evaluation, and assessment. Site selection project manager Brian Little brings more than three decades of building code and regulatory experience to this project. Brian will work with DSHS and DES to develop strategies for communication with local planning authorities on compliance and approval to ensure this projects success.

## **EXTENSIVE EXPERIENCE PARTNERING WITH DSHS**

Members of the KMB team and key subconsultants selected for this project have successfully delivered complex projects, including predesigns, for DSHS across the state. We have committed our firm's most experienced staff to ensure the success of this project.

## **HEALTH CARE PLANNING AND DATA ANALYTICS**

In parallel with site evaluation, KMB will work with our subconsultant Erin Persky to evaluate DSHS, DOC, and DES data related to the population these new facilities might serve. Erin brings extensive experience working with state agencies to define complex needs and strategies for program implementation. Both Erin and KMB partner Gregory Cook are certified correctional health professionals and have committed their careers to the design of facilities that treat patients at every step of the sequential intercept model, including diversion and deflection. As we more fully understand your needs, KMB's team will be able to quickly develop alternatives that are evidence-based and focused on rehabilitative and restorative care.

## **LIFE CYCLE COST ANALYSIS EXPERIENCE**

We are able to provide DSHS with a proven and current understanding of the latest OFM Life Cycle Cost Model requirements for comparing the life cycle cost of alternatives to bring the best value to the State of Washington. Knowing that operational costs will far outweigh initial capital costs for State facilities, we will leverage our historical cost database as well as our understanding of the program and siting requirements to develop clear and realistic cost projections for the project.

## **ADDITIONAL KMB TEAM DETAILS**

- 40+ Employees
- Offices in Seattle and Olympia
- Self Certified Small Business (SSBE)
- Certified Correctional Health Professional on Staff
- Over 50 years of collective DSHS team experience



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## QUALIFICATIONS OF KEY PERSONNEL

### KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested predesign services for DSHS. KMB has assembled a team of experts to help DSHS complete the predesign for the Diversion and Recovery Program. Partner-in-Charge Tony Lindgren and Project Managers Bill Ecker and Brian Little will collaborate with you to understand your needs, explore opportunities, present options, gain consensus, and execute solutions.

Our consultant team of Hargis Engineers, KPFF Engineers, Wiggins Pre-Construction Services, and O'Brien 360 have collaborated with KMB on predesign projects across Washington and Oregon, including currently on projects with DSHS, DCYF, and DOC. This deep experience working with each other and being readily available throughout the predesign allows for solid communication and higher quality project outcomes. This deep experience working with each other and being readily available throughout the predesign allows for solid communication and higher quality project outcomes.



**Tim Byrne**  
Project Manager  
Washington Department of  
Social and Health Services

### KMB Key Team Members



**Tony Lindgren, PE**  
Principal-in-Charge  
KMB architects



**Greg Cook, AIA, CCHP**  
Project Architect  
KMB architects



**Bill Ecker, LEED AP**  
Predeisgn Project Manager  
KMB architects



**Brian Little**  
Siting Project Manager  
Hardy and Associates



**Erin Persky, Assoc. AIA**  
Health Care Planning & Data  
Analyst, Persky & Associates

### Additional Team Members



**Eric Stearns**  
Electrical Engineer  
Hargis Engineers.



**Ron Eliason**  
Mechanical Engineer  
Hargis Engineers




**Patrick Shannon**  
Telecom/Security  
Hargis Engineers



**Kristen Kissinger, AICP**  
Planning/Entitlement Lead  
KPFF Engineers



**Clinton D. Pierpoint**  
Civil Engineer  
KPFF Engineers



**Michelle Bombeck**  
Sustainability  
O'Brien 360



**Owen Bower, PE, SE**  
Structural Engineer  
Lund Opsahl



**Matt Wiggins**  
Cost Estimator  
Wiggins Pre-Construction Inc.

### KEY PROPOSED TEAM MEMBERS

This matrix illustrates the range of experience and capabilities of the KMB predesign team. Our knowledge and expertise allows KMB to commit team members to the siting and predesign based on their skill set. When needed, specialists such as those listed below will contribute to the team.

KMB architects Project Team Members	Project Role	DSHS Experience	OFM Predesign Experience	Community Engagement Experience	Project Management Experience	Energy Performance/ Sustainability	Life Cycle Cost Experience	Cost Estimating Experience	Secure Facility Planning Experience	Electrical/ Security Electronics Exp.	Structural Assessment Experience	Code/Regulatory Experience	Production Documents Experience
+ Tony Lindgren, PE	Principal-in-Charge	•	•	•	•		•	•	•				•
+ Greg Cook, AIA, CCHP	Project Architect	•		•	•	•			•			•	•
+ Bill Ecker, DBIA, LEED AP	Predesign Project Manager	•	•		•	•	•	•	•			•	
+ Brian Little	Siting Project Manager	•	•		•	•	•	•	•		•	•	•
+ Erin Persky, Assoc. AIA, CCHP, Well AP	Health Care Plann. & Data Analyst	•		•	•				•			•	
+ Kristen Kissinger, AICP	Planning/Entitlement Lead	•	•	•	•				•				
+ Clint Pierpoint	Civil Engineer	•	•		•	•	•	•	•				•
+ Patrick Shannon, PE	High Performance Building	•	•		•	•	•	•	•	•		•	•
+ Ron Eliason, PE	Mechanical Engineer	•	•		•	•	•	•	•	•		•	•
+ Erik Stearns, PE	Electrical Engineer	•			•	•		•		•		•	•
+ Matt Wiggins	Cost Estimating	•	•				•	•					
+ Owen Bower, PE, SE	Structural Engineer	•	•		•	•		•			•	•	•
+ Michelle Bombeck, LEED, AP	LEED Consulting	•	•		•	•						•	



## 2 | QUALIFICATIONS OF KEY PERSONNEL



### **TONY LINDGREN, PE , ASSOC. DBIA | PRINCIPAL-IN-CHARGE**

Education: Bachelor of Science, Civil Engineering, Washington State University  
Registration: Professional Engineer, State of Washington  
Experience: 19 years

KMB principal-in-Charge Tony Lindgren has served as Principal-in-Charge for more than 100 State of Washington projects. He has served as Principal-in-Charge for numerous State of Washington OFM predesign studies, the majority of which have been successfully funded. Tony is highly effective in project management and interpersonal skills. In short, “Tony gets the job done”. He will oversee the team to ensure this significant project is completed on time and on budget. Tony is primarily responsible for managing site selection and community development, the predesign and design team, and interfacing with the Department of Social and Health Services representatives. He will be responsible for the performance of each project team member, whether in-house or subconsultant. **Tony will serve as the single client point of contact with the Department of Social and Health Services team and all members of the design team.**



### **GREG COOK, AIA, CCHP | PROJECT ARCHITECT**

Education: Master of Architecture, Washington University in St. Louis  
Bachelor of Science in Civil Engineering, University of Illinois at Urbana-Champaign  
Registration: Architect, States of Missouri, N. Carolina, and S. Carolina  
Experience: 25 years

Greg’s solid architectural background includes years of design and management of a variety of project types in both the public and private sectors. Over the course of his 20+ year career, he has proven expertise providing services from planning and programming, to design and building delivery. Greg applies his technical skills to design cost-effective solutions and implement them into construction documents. Greg’s years of experience translate into quality, complete design, and construction documents. A common thread throughout every phase of Greg’s career has been a desire for meaningful engagement with others, facilitating at times difficult conversations, with the knowledge that positive change can only happen by cultivating an honest and open dialogue that builds trust and delivers results. Greg is past chair of the Academy of Architecture for Justice and participated in AIA’s Incubator on Architecture and Mental Health in 2021.



### **BILL ECKER | PREDESIGN PROJECT MANAGER**

Education: Bachelor of Arts, Reed College  
Registration: USACE Construction Quality Control, AGC Advanced Management Program, USGCB LEED Accredited Professional, DBIA Designated Professional, GC/CM Module, Design/Build Module  
Experience: 26 years

Over the course of Bill’s career, he has managed more than 40 major projects. Bill will help manage the day to day project and subconsultant communications as well as take a lead role in development of the OFM predesign. With 20 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. Bill’s recent experience includes predesign studies for L&I, ESD, and educational program consulting for Tumwater and Shelton School Districts. **Bill’s understanding of the requirements of the OFM projects process will provide the greatest opportunity for full project funding and success.**

## 2 | QUALIFICATIONS OF KEY PERSONNEL



### **BRIAN LITTLE | SITING PROJECT MANAGER**

Education: Bachelor of Science, Washington State University

Experience: 18 years

KMB's in-house regulatory and code specialist and subject matter expert Brian Little will play a central role in ascertaining and reporting on all matters concerning permitting agency coordination, navigating local, county, state, and federal laws, rules, regulations, and standards that could affect the schedule. **Since joining KMB in 2008 Brian has been extensively involved in the analysis and resolution of numerous complex regulatory issues for a variety of State Public Works and private sector projects.** His experience ranges from preparing studies and reports to assisting with the preparation and filing of applications for required land-use entitlement, site development, and building construction permits.



### **ERIN PERSKY, ASSOC. AIA, CCHP | PERSKY & ASSOC., HEALTH CARE PLANNING & DATA ANALYST**

Education: Master of Science, New School of Architecture & Design  
Master of Arts (MA), Social Science, University of California  
Bachelor of Arts, University of California Irvine, CA- 2007

Experience: 12 years

Erin Persky is a national leader in justice facility planning and programming. Her practice provides planning and design teams with evidence-based, trauma-informed guidance to create facilities that are safe and secure, that maximize operational efficiency and building performance, and address the unique needs of clients and staff. Prior to her career in architecture, she served as a mental health researcher with probation clients and incarcerated individuals, which informs every aspect of her work. Erin managed major research projects investigating risks for recidivism; co-morbid diagnoses of justice-involved individuals; and validation of risk-assessment screening instruments for use by correctional mental health professionals.



### **KRISTEN KISSINGER, AICP | KPFF ENGINEERS, PLANNING/ ENTITLEMENT LEAD**

Education: MS Planning and Community Development, University of Arizona; BS Geography and Regional Development, University of Arizona

Registration: American Institute of Certified Planners; Project Management Certification, University of Arizona

Experience: 15 Years

Kristen brings 15 years of experience in land-use planning and project management. She has served as a project manager or planning lead in an entitlement planning role for a variety of projects for local agencies, school districts, and private developers. **Her understanding of regulatory processes provides her a unique understanding of project schedules and the importance of key project milestones.**



### **MATT WIGGINS | WIGGINS PRE-CONSTRUCTION SERVICES, COST ESTIMATOR**

Education: Washington State University, Bachelor of Science, Construction Management

University of Washington, Master of Science-Construction Management

Experience: 18 years

With over 18 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Matt has worked for two large national commercial building general contractors and a large glazing system subcontractor. Matt has accurately estimated projects in every region of the Pacific Northwest, some over \$100 million in total cost.



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# RELEVANT EXPERIENCE

#### RELEVANT PREDESIGN EXPERIENCE

The keys that lead to a successful predesign project include a thorough understanding of the proper elements of a predesign report, knowledge of the OFM process, and the ability to assemble a predesign that satisfies all the stakeholders along the way. The predesign itself must reflect a rigorous and insightful consideration of the possible options. A team with knowledge based on experience can assess and measure the critical factors that will influence the success of a project as part of the predesign analysis.

KMB has been instrumental in successful predesign efforts within the OFM process. The following pages will provide examples of predesign efforts which converted successfully into funded projects, or which are now in the process of pursuing funding. The KMB team brings a roster of talent to the predesign effort with the experience to provide a complete, comprehensive, and viable results back to the owner and client agency.

#### RELEVANT PREDESIGN PROJECTS

- DSHS, Youth Housing, Siting and Predesign – **In Progress**
- DSHS, SCTF Pierce County, Predesign – **Funded**
- DSHS, SCTF Snohomish County Site Section, and Predesign – **In Progress**
- CLIP, Capacity Child Study & Treatment Center, Predesign – **Funded**
- Maple Lane School, New Multi-Services Building Predesign – **Funded**
- DCYF, Juvenile Facility Predesign Studies, Naselle, Echo Glen, And Green Hill – **Funded**
- Temple of Justice HVAC, Lighting, Plumbing, and Security Improvements, Predesign – **Funded**
- Monroe Correctional Complex, New Healthcare Facility Predesign - **Funded**
- Monroe Correctional Complex, New Regional Training Center Predesign - **Funded**
- Monroe Correctional Complex, SOU New Maintenance Building Predesign - **Funded**
- Stafford Creek Corrections Center, New CI Furniture Factory Predesign - **Funded**
- Washington Corrections Center, New Reception Center Predesign - **Funded**
- Washington State Penitentiary, New CI Office/Warehouse Predesign - **Funded**
- Heath and Wellness Facility Expansion, SPSCC, Predesign - **Funded**
- Washington State Department of Labor and Industries, Headquarters Building - **Funded**
- WSP Program Building, Predesign - **Funded**
- Coyote Ridge Corrections Center, New Campus Expansion Planning - **Funded**
- Student Services Building, Grays Harbor College, Predesign - **Funded**
- SPSCC Rowe Six Condition Assessment Predesign - **Funded**
- City of Kent, New Public Safety Administration Headquarters Predesign - **Funded**
- City of Lynnwood, New Utility Maintenance Facility Predesign - **Funded**
- Franklin County, New Courthouse Complex Predesign - **Funded**
- Grays Harbor PUD, New Administrative and IT Building Predesign - **Funded**
- Olympia Union Gospel Mission of Olympia, New Facility Predesign - **Funded**
- Steilacoom Public Works, New Headquarters Predesign - **Funded**
- Thurston County, New 3400 Building Predesign - **Funded**
- Thurston County, New Fueling Station Predesign - **Funded**
- Thurston County, New Operations Building Predesign - **Funded**
- Thurston County, Vehicle Storage Building Predesign - **Funded**

Over the Last 10 Years



# 117+

Predesign & Planning  
Projects

## DEPARTMENT OF SOCIAL AND HEALTH SERVICES, SNOHOMISH COUNTY, SITE SELECTION, AND PREDESIGN OF A SECURE COMMUNITY TRANSITION FACILITY



### KEY ELEMENTS

- Predesign
- Secure Treatment
- Staff Safety & Efficiency
- Department of Health Compliance
- Site Evaluation and Selection

**COMPLETED** TBD

**PROJECT SIZE** NA

**MACC** \$16 Million

### REFERENCE

Dean Heglund, DSHS  
Senior Capital Project Manager  
dean.heglund@dshs.wa.gov  
360.480.6069

KMB is currently working with the Department of Social and Health Services (DSHS) on the siting and predesign of a new 16 to 24-bed Secure Community Transition Facility (SCTF) in Snohomish County for the Special Commitment Center (SCC).

DSHS's vision of improving coordinated discharge planning and services for Special Commitment Center residents includes treating them in smaller step-down facilities. Secure community transition facilities offer residents supportive environments that connect them to community treatment, provide life skills training/support, and offer access to transition programs in the community.

Siting the new facility requires the assessment of several potential parcels based on engineering and systems analysis, site security, availability of medically-trained staff, proximity to supportive facilities including law enforcement and hospitals, and life-cycle cost analysis. The secure facility will be designed to meet the therapeutic goals of SCC while maintaining safety and security for staff, visitors, and residents. The completed project is intended to be a model for additional facilities around the state of Washington and for the rest of the country.

**COMMUNITY CRISIS RECOVERY CENTER, CITY OF LYNNWOOD, LYNNWOOD, WA****KEY ELEMENTS**

- Normative/Restorative Environments
- Occupied Campus
- Mental Health
- Crisis Stabilization
- Safety and Security
- Energy Efficiency/Carbon

**COMPLETED** 2024**PROJECT SIZE**

Crisis Recovery Center:  
12,750 SF, Community Justice  
Center: 90,000 SF

**MACC** \$10.5 Million**REFERENCE**

Deputy Chief Chuck Steichen  
City of Lynnwood  
csteichen@LynnwoodWA.gov  
425.670.5600

KMB in partnership with Mackenzie Architecture, designed the new City of Lynnwood Community Justice Center (CJC) including jail, court, and law enforcement functions. Currently under construction, the CJC includes both renovation of existing space and new construction. At the start of construction of the Justice Center, the City elected to add a Community Crisis Recovery Center (CRC) to the project. KMB led the programming, predesign, and initial conceptual layouts of the CRC.

This facility is to serve those suffering an immediate crisis from a substance use disorder, mental health episode, or co-occurring episode. This facility accommodates both voluntary and non-voluntary individuals. They may stay between 23 hours and 5 days. The focus is on triage and stabilization of the each person, counseling and connecting them with community resources to continue care and treatment following their stay.

Critical to the considerations and design of this type of facility is designing with trauma informed care in mind. Careful attention is paid to the principles of both design and operations of the facility serving this at-risk population to provide a calming and reduced stress environment.

## ILLINOIS DEPARTMENT OF CORRECTIONS, JOILET IN PATIENT TREATMENT CENTER, PREDESIGN AND DESIGN\*



### KEY ELEMENTS

- Predesign
- Normative/Restorative Environments
- Occupied Campus
- Mental Health
- Safety and Security
- Energy Efficiency/Carbon Emissions
- Minimize Operational Cost
- Leed Silver Equivalent

**COMPLETED** 2022

**PROJECT SIZE** 185,000 SF

**MACC** \$165 Million

### REFERENCE

John Baldwin, Director  
Illinois Department of Corrections  
jrbaldwincg@gmail.com  
815.671.7421

Located on the Joliet Treatment Center campus south of Chicago, the new In-Patient Treatment Center is a revolutionary concept for a correctional health facility. With the inclusion of medical and mental health housing, as well as an advanced in-patient clinic, IPTC will serve the northern region of Illinois and establishes a new standard nationwide for the delivery of health services in a secure environment.

The design recognizes the importance of nature in the healing process and biophilic concepts that utilize plants and landscaping as well as natural building materials to enrich the experience of patients, visitors, and staff. By providing a healthy, meaningful connection to nature, the design effectively reduces stress and allows for much needed mental reprieve and respite. Individual treatment units have been designed to accommodate multiple classifications and patient acuity levels in settings that utilize abundant daylight, and therapeutic colors.

KMB partner Greg Cook and team refined the conceptual design to ensure compliance with Illinois Department of Public Health and Facility Guidelines Institute standards for a medical facility and provided detailed flow analysis to allow the client to make informed decisions about the locations of critical components. Daylighting and acoustical analysis of patient spaces confirmed that the design met the expectations of the client relating to stress reduction, health, and overall wellness.

\*Greg Cook, AIA, CCHP, experience while employed another firm

## DEPARTMENT OF CORRECTIONS, DEACONESS REENTRY FACILITY, WENATCHEE, WA



### KEY ELEMENTS

- Complex Renovation and Expansion
- Phased Construction
- Design and Construction Services
- Maximized Operational Efficiencies
- Life Safety and ADA
- Best Practices and Industry Standards
- AMEND Principals

**COMPLETED** 2023

**PROJECT COST** \$15,000,000

**PROJECT SIZE** 21,800 SF

### REFERENCE

Simone Hartman,DOC  
Capital Planning and Development  
sfhartman@doc1.wa.gov  
360.790.2362

The Deaconess Reentry Facility will provide a transition facility for men and women moving from a secure state Department of Corrections facility back to the community with a normative and rehabilitative environment focused on life skills development and independent living. The existing two story building was out of date from infrastructure capability, accessibility (ADA), and life safety and code compliance. The design team performed a complete design renovation to bring all of these issues up to current standards with a complete overhaul of the mechanical, plumbing and electrical systems, as well as a structural upgrade. The completed design adds a third story to the existing structure to provide additional required program space.

The space design provides efficiencies to improve operations as well as to maximize the amount of usable space within the building to facilitate programs. Multiple dual and flexible use spaces are implemented to maximize program availability. Circulation through the building was overhauled to provide a more clear path of travel and wayfinding for staff and inmates.

The project delivery brought on a contractor prior to the completion of design to reduce the overall construction schedule and problem solve renovation issues in the building prior to the start of construction of parts of the building.



## DSHS, CHILDREN'S LONG-TERM IN-PATIENT PROGRAM (CLIP), CHILD STUDY AND TREATMENT CENTER (CSTC), PREDESIGN AND DESIGN, LAKEWOOD, WA



### KEY ELEMENTS

- Predesign
- OFM Process
- Normative/Restorative Environments
- Occupied Campus
- Mental Health
- Life Safety
- Safety and Security
- Minimize Operational Costs
- LEED Silver Equivalent

**COMPLETED** 2021

**PROJECT SIZE** 16,000 SF

**PROJECT COST** \$10 Million

### REFERENCE

Erik Logan, RN,  
Director of Nursing Services, DSHS,  
loganeg@dshs.wa.gov,  
253.761.7556



KMB provided predesign, design, and construction administration services for DSHS for this building at the Child Study and Treatment Center in Lakewood, WA. This newly constructed 18-bed inpatient psychiatric hospital serves adolescents ranging in ages from 14-25. The facility is designed to provide 24-hour inpatient hospitalization for 8 forensic psychiatric patients charged with a criminal offense and 10 Children's Long-Term Inpatient Program patients with psychiatric disorders. The function of the facility requires these groups to be separated. To accommodate this requirement, the building was designed to include 3 major space groups consisting of a treatment wing, forensic unit and treatment wing, and administration and shared support space wing to allow for the greatest amount of flexibility and maximize use for the agency.



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**LIFE CYCLE COST  
ANALYSIS  
EXPERIENCE**

## 4 | LIFE CYCLE COST ANALYSIS EXPERIENCE

### LIFE CYCLE COST ANALYSIS

A holistic approach to Life-Cycle Cost Analysis (LCCA) typically completed during predesign helps provide the owner with the best information to understand and evaluate design decisions. The ability to compare costs between building systems and materials over a 30 or 50 year span reveals the expected up front vs. long term operational costs and overall return on investment (ROI) to the State. As part of this process KMB and our consultant team will use the OFM energy modeling tools to forecast and analyze the effects of different design and system strategies.

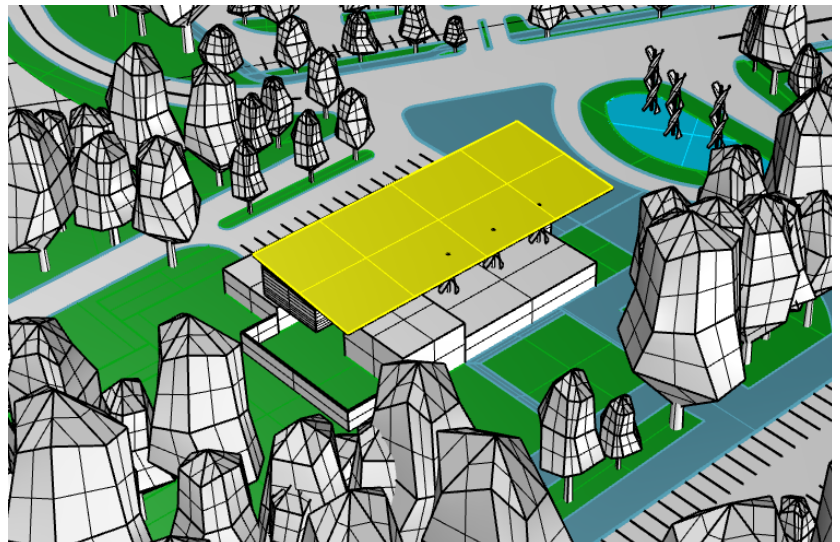
A critical element of every predesign report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Predesign LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), indoor conditions, hourly occupancy schedule, and equipment efficiencies. The program then calculates overall energy use by fuel source and determines annual energy costs using local energy rates. This information is combined with construction cost estimates, replacement costs, and maintenance costs, to determine the life cycle cost for each alternative. The result of the tool provides invaluable data to the design team as part of the total analysis of the cost of the different options.

We believe the solution to accomplishing the project goals will flow from a clear focus on energy usage reduction through building systems, user comfort, improving ease of maintenance, and providing durable materials that are long lasting and easy to maintain.

The graphic to the right illustrates the square footage of solar panels required to achieve Zero Net Energy on the WA State Labor and Industries Building predesign. Once that was determine the team was able to calculate up front costs for those panels and what the payoff time would be by reducing energy consumption.

Rooftop and Parking lot PV Examples:





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**SUSTAINABLE  
DESIGN EXPERIENCE**

### SUSTAINABLE DESIGN

Our entire team sees sustainable and energy-efficient design as one of our core responsibilities as good stewards within our community and we strive to design buildings to be environmentally conscious and energy efficient. Not only does this preserve our world's resources and reduce operational expenditures, but it creates more healthy living and working environments for building occupants, and raises the quality of life.

Our team approaches every project with the goal to maximize sustainable opportunities for our clients by providing long-lasting, efficient, and healthy buildings that save owners money on energy, materials, and operational expenses. This includes our correctional projects, where proposed solutions have to be weighed against safety and durability concerns related to the operation and use of the facility. We will work within your budget and with your stakeholder group to find the best return on investment to maximize sustainability and reduce energy usage and carbon emissions.

In our experience, the area of greatest impact is to consider where energy consumption can be reduced, reused, and then augmented with renewable sources that align with ROI benchmarks. This often involves the lighting and mechanical systems. Lighting controls and fixtures offer energy savings as well as reductions in maintenance and operational costs over time.



DSHS, Children's Long-Term In-Patient Program (CLIP), Child Study and Treatment Center (CSTC), LEED Silver

In addition, our team can explore viability and eligibility of potential grants. There are grants available that may allow for installation of photovoltaic panels on existing buildings. These grants cover not only the installation of the PV array and associated electrical upgrades, but the structural upgrades of an existing structure if the array is placed on the roof of existing buildings.

We will work collaboratively with your team, and within the scope of the project and design parameters to determine where the biggest impacts can be made. With the goal of reducing energy consumption and operational costs, ensuring durability, safety and security.



South Puget Sound Community College Health And Wellness, LEED Gold



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# PAST PERFORMANCE

## SCOPE, SCHEDULE, AND BUDGET

KMB has worked with DSHS on similar projects where the siting process runs concurrently with the predesign, most recently on the Snohomish County Secure Community Transition Facility (SCTF) and DSHS/DCYF Statewide Youth Housing projects. To maintain project schedule, scope, and budget alignment, it is imperative to align these two related but unique processes from the beginning. Our team has been organized to maximize efficiency and to provide clear direction to DSHS throughout the process. Siting PM Brian Little is an expert on WA state regulatory issues, including those that would impact the availability of property or existing structures for the purpose of diversion. Brian will provide leadership to DSHS and guide you through the complicated process of land use permitting and community engagement. Through a series of programming and scoping meetings, KMB will work with DSHS to establish and prioritize functional and architectural programs that align with the project budget. Our team utilizes the approach of Must Haves (non-negotiables), Should Haves (important items that add value but are not vital), Could Haves (nice to have items but that don't necessarily further the primary initiative) and Will Not Haves (items that aren't a priority in the time frame of this project). This establishes a simple and clear roadmap for the predesign to progress by ensuring the highest-level priorities are met first. Using this methodology, changes can be made to the project as the design progresses while minimizing the impact on project cost. KMB has successfully employed this process for the Snohomish County SCTF and DSHS/DCYF Youth Housing projects, as well as a study for the Special Commitment Center evaluating Less Restrictive Alternatives for housing residents. For each of these projects, multiple sites were evaluated based on characteristics that were identified as being critical to successful operations and outcomes, including regulatory impacts, availability of staff, cost, and future expansion. Critically, each of these projects relied on the evaluation of data provided by DSHS that allowed our consultant team to identify locations that would effectively serve the population we are seeking to provide treatment for. Our ability to synthesize past data and future projections to inform design decisions will be critical to this project.

While establishing a project schedule, it is imperative to begin the schedule with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods pending project delivery, building and conditional use permitting required by the jurisdiction, and design durations. This allows us to establish predesign deliverables, stakeholder meetings, and key owner decision points to maintain the overall schedule.

We use a variety of tools to create project schedules depending on the complexity of the project schedule. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for a pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all involved.

For scheduling meetings with stakeholders, we have found users and clients appreciating the use of FindTime, a Microsoft Outlook add-in tool that allows polling of a large group of people simultaneously to determine days and times for meeting availability.

90 percentage of our jobs are repeat clients, Despite supply chain issues, we have collaborated with owners and contractors to provide innovative or alternative solutions to achieve key milestone dates for clients. Again, I believe we have some data about change order percentages and so forth. They are really veering into the weeds here for a predesign so any answer is making dangerous assumptions about what they think they're asking.



### **Scheduled Review Checkpoints**

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.

### **Owner Review**

As part of our teamwork-oriented approach, after the checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized predesign process.

### **QA/QC Approach**

KMB employs a quality assurance (QA) approach that occurs continuously throughout the predesign process to ensure ongoing coordination among all disciplines. Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure the predesign is progressing and the project documentation is tracking to completion. This facilitates the ability to maintain the schedule, provide the appropriate level of document completion at each phase, identify and correct inconsistencies, and employ the highest level of quality across all disciplines. Our multi-point checklists are used as a work planning tool and not simply a completion tool by establishing specific tasks, options, documentation, and deadlines. In this way we ensure we are ahead of issues before they become problems. Every team member participates in QA and it is the entire driver behind the predesign process.

**Our Quality Control (QC)** process is implemented prior to the completion of each phase to bring fresh eyes from a person not directly involved in the project to provide new perspectives and ensure proper standards of quality and care. After the QC review is complete, a set of documents is provided to the owner and their representative for review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

**Scheduled Review Checkpoints** Our approach to creating project schedules includes time allotted for Quality Control reviews. We conduct reviews throughout predesign development and thorough reviews at the end of each phase to ensure that documents do not advance to the next phase with errors.

**Multi-check Approach** Our quality control process utilizes our “Multi-Point” checklist as an instrument to thoroughly check and coordinate the documents at each phase and for all disciplines. The checklist is also designed to identify inconsistent items between the drawings and specifications, and between disciplines.







# **DIVERSE BUSINESS INCLUSION STRATEGIES**

## 7 | DIVERSE BUSINESS INCLUSION STRATEGIES

### REGISTERED SELF-CERTIFIED SMALL BUSINESS

KMB is an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

KMB's team has been committed to meeting the state's MWBE goals and implementing a Diverse Business Inclusion Strategies. KMB architects is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

### KMB'S BUSINESS INCLUSION STRATEGIES

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our firm is lead by six partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts for this project include:

Tony Lindgren, PE, Principal-in-Charge  
Greg Cook, AIA, CCHP, Project Architect  
Bill Ecker, LEED AP, DBIA, Predesign Project Manager  
Brian Little, Siting Project Manager

#### Their Responsibilities Typically Include:

- Recruiting qualified diverse business subconsultants
- B2Gnow - KMB architects is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants

### KMB'S OUTREACH INVOLVEMENT

Our proactive engagement through conversations connecting us with MWBE businesses Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES .

KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

KMB uses the State of Washington OMWBE directory for each project marketing opportunity we pursue. We typically search by commodity code and review the database of available firms.

### ONE-ON-ONE ASSISTANCE

The procedures we use to select our engineering and specialty subconsultant team involves identifying and defining project scope, examining their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

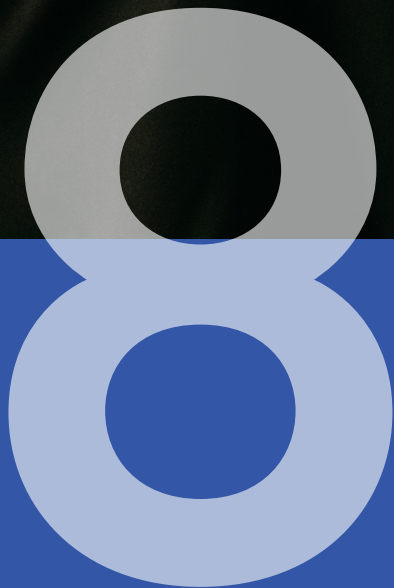
We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

### HISTORY OF OUTREACH EFFORTS

We always aim to select appropriate sub-consultant firms with expertise aligned with the project specific needs. We strive to meet or exceed the goals of 10% MBE, 6% WBE, 5% WA Small Business, and 5% Veteran-owned participation. Being a self-certified small business ourselves, we understand the importance that outreach, networking, and mentorship can have on success. We regularly meet or exceed meet goals for SBE, MBE, and WBE participation.

*We build new business relationships through networking with other AEC firms to find out how similar outreach programs are working and sharing "best practices" and ideas on how to improve the program.*





**SF330 FORM**

